

**INLAND WETLANDS COMMISSION  
REGULAR MEETING  
MAY 6, 2015**

Mary Davis called this meeting to order at 6:00 PM with the following in attendance:

**MEMBERS:**

Mary Davis, Chair  
Sally MacKenzie, Secretary, Absent  
Marcia Puc  
Tracy DeBarber  
Mark Bakstis

**OTHER:**

Sue Goggin, Town Planner/ZEO/WEO  
Wayne Zirolli, Borough Engineer  
Public - 0

1. Mary Davis called this meeting to order at 6:00 P.M. She noted there was a quorum. She opened the meeting with the Pledge of Allegiance.
2. Executive session with Borough Attorney.  
There was no executive session.
3. Public comment  
There was no public comment.

4. **OLD BUSINESS**

A. Long Meadow Pond Brook ERT Study

There was no new information on this item.

B. Commission discussion regarding an existing Commercial Outdoor Automobile Storage (IW#14-01) located at the Risdon Property, Arch Street, Scott Road, Andrew Avenue and Rubber Avenue; Applicant: A Better Way Wholesale Auto.

Sue said the site looked good. They are working on their plan to move to the industrial park. The NEDC gave a date of October 1, 2015 for the cars to be off the Risdon property. This item will stay on the agenda.

D. Commission discussion/decision regarding construction of single family home within the 100' Upland Review Area (IW #15-01), Lot 1A Dorman Drive, Applicant: James Albright

Roland Desrosiers, L.S., asked the commission if they had any comments on Roman Mrozinski's review. There was a discussion about Roman's recommendations. Mary asked Wayne for his thoughts. Wayne said he agreed with Roland's interpretation of Roman's recommendations. There was a discussion over the flow of water over the property. The commission said they liked the plan the way it is. They asked for some of Roman's recommendations to be added to the plan.

1. The conservation easement and signage will be added to the plan,
2. Mulch will be installed to all the disturbed areas,
3. The construction entrance will be extended to 75',
4. Wings will be added to the silt fence.

Sue will look into signage for the conservation easement.

**VOTED: 4-0-1** on a motion by Marcia Puc and seconded by Tracy DeBarber to **APPROVE** the construction of a single family home within the 100' Upland Review Area (IW #15-01), Lot 1A Dorman Drive, Applicant: James Albright with the following conditions:

1. Mulch will be put on all disturbed areas,
2. The construction entrance will be extended to 75',
3. Wings will be added to the silt fence for better erosion control,
4. Conservation easement will be shown on the plan,
5. Signage will be installed to identify conservation area.

And the general conditions of approval.

**FOR**

Mary Davis  
Marcia Puc  
Tracy DeBarber  
Mark Bakstis

**AGAINST**

**ABSTAIN**

Sally MacKenzie

5. **NEW BUSINESS**

- A. Commission discussion/decision regarding application for proposed adaptive rehabilitation of GDC building for mixed use housing, retail and office space (IW #15-03), Applicant: Joseph Migani, Agent for the Borough of Naugatuck

Joseph Migani, agent for the Borough of Naugatuck, explained their proposal to convert the former GDC building to housing, office space and mixed retail use. Ron Pugliese, president and CEO of the NEDC, said they are trying to coordinate the development of Parcels A, B & C. There was a discussion over the location of the train station. Joe explained that the wetlands are a stream that runs through the building with a concrete culvert over it. He said there are no cracks in it. He explained that part of the renovation will be replacing windows and the roof and removing asbestos tiles. Mary asked if the \$60.00 DEEP fee was paid. Sue said no and that she will get it from Joe. Mary said she would like to see the 100' Upland Review Area shown on the plan. Joe said his engineer will revise the map and show that. There was a discussion over new catch basins in the parking area. Mark asked if there is environmental remediation that needs to be done. Joe said that tests have been done and their plan is to encapsulate any environmental concerns. He said they will not dig to install drainage if brownfields are evident. There was a discussion over options for the parking area. Ron Pugliese said if the parking area changes, they would have to come back before the commission. The commission will hold a special meeting on May 13<sup>th</sup> at 6:00 P.M. They were not comfortable voting on if the activities are significant. Mary asked if anything can be done to the storm drains to protect the river. Wayne said they could put storm water separators in the existing catch basins. Joe said they would be willing to install filtration units. Sue clarified that the commission would like a new map showing existing catch basins and no disturbance to the proposed parking area. Mark said he would like the map to say proposed instead of future Metro North platform. The commission would like the 100' Upland Review Area delineated on the plan, as well as the filtration for the catch basins. Mark asked if elevations should be on the plan. Wayne said they

should be shown on the plan. There was a decision to remove the train platform from the plan. There was no further discussion.

The commission took a 5 minute recess at 7:55 P.M.

The meeting resumed at 8:07 P.M.

B. Commission discussion/decision regarding a modification to Wetlands Permit (IW #08-03) for a watercourse crossing on Prospect Street, Applicant: Fulling Mills Development

James Warren, 69 Kingswood Drive, explained that they ran into a snag with their original plan for the bridge crossing over the stream. He said after soil testing, it was determined that they cannot get soil stable enough to span the entire brook and they have to change the design of the bridge. He said it would be similar to the design of the bridge at the bottom of Maple Hill Road. Paul Bunevich, Land Data Engineers, said he was there representing Mr. Warren. He explained the specifications of the new bridge that they are proposing. Mr. Warren said they could have the material within 30 days. Mary asked when they would build it. Mr. Warren said they would build it during the dry season in July. Wayne said he reviewed the new plan and thinks it will be a welcome addition. The commission would like them to show de-watering on the plan if it will be necessary. Wayne said he will check on the project daily. The original conditions of approval will stand plus the work should be done during the dry season.

**VOTED:** Unanimously on a motion by Marcia Puc and seconded by Sally MacKenzie to **APPROVE** revisions to IW#08-03 for watercourse crossing on Prospect Street, plan revised May 1, 2015, Applicant: Capital Heavy Hauling, AKA Fulling Mill Development, with the following conditions:

1. The work will be done during the dry season,
2. Wayne will check on the project daily,
3. The commission would like de-watering on the plan if it will be necessary,
4. The original conditions of approval will still apply.

C. Additional items require a 2/3 vote of the Commission.

**VOTED:** Unanimously on a motion by Tracy Debarber and seconded by Sally MacKenzie to **ADD** the proposed water main bridge crossing over Long Meadow Pond Brook to the agenda.

Anthony Divirgilio, engineer and project coordinator with the CT Water Co, explained that currently there is no water main crossing here. He said it will be a two part project. He explained the proposed plan. The work would be done during the lowest flow time in late June/July. He showed the commission pictures of a similar water main that was installed next to the bridge on Prospect Street. Anthony said he will be in touch with Wayne prior to the commencement of construction.

6. **CORRESPONDENCE**

There was no correspondence.

7. **WEO REPORT**

A. Autohaus Property, 393 Rubber Avenue (IW #08-08)

Sue sent them a second letter as well as a map highlighting the work to be done, but has not heard back from them. Sue will drive by to see if they are cleaning up the property.

B. Dmuchowski Property, 45 High Street

Sue said there is no new information on this. She will check the land records to see whose name the property is in.

C. Naugatuck HS Renovation (IW#12-04) (Water quality testing results)

Wayne and Sue looked at the rain gardens. Wayne said they may have to replace some of the soils in one of them. He will check on them.

D. Chemical spraying of brush by street department.

Mary said some of the commissioners went to the last Board of Mayor and Burgesses meeting to comment on the chemical spraying of brush. They received less than desirable results. The commission will send their letter to the Republican American.

8. **Review/Approval** of the April 8, 2015 Regular Meeting Minutes.

**VOTED: 4-0-1** on a motion by Marcia Puc and seconded by Tracy DeBarber to **APPROVE** the April 8, 2015 Meeting Minutes as written.

**FOR**

**AGAINST**

**ABSTAIN**

Marcia Puc

Sally MacKenzie

Tracy DeBarber

Mary Davis

Mark Bakstis

9. **ADMINISTRATIVE BUSINESS**

Mary introduced Gregory Marcois (sp?) and said he was interested in joining the wetlands commission.

10. **ADJOURNMENT**

**VOTED:** Unanimously on a motion by Tracy DeBarber and seconded by Marcia Puc to **ADJOURN** the meeting at 9:30 P.M.

Respectfully Submitted,  
Sally MacKenzie, Secretary /sg